

cruive  
ESTATE AGENTS

OFFERS OVER

£160,000

School Road

Sandford, Strathaven, ML10 6BF



## PROPERTY SUMMARY

Nestled within the picturesque, rural village of Sandford is this pretty, deceptively spacious, terraced cottage. With two double bedrooms, Southwest facing garden, private parking, and beautiful location this attractive home will no doubt appeal to first time buyers, families, and downsizers alike.

The accommodation comprises; entrance vestibule, generous, front facing lounge, dining size fitted kitchen with oven, hob, hood, fridge/freezer, and large pantry cupboard, and French doors to sunroom with access to rear garden.

On the upper floor are two well-proportioned, double bedrooms, master with fitted wardrobes, landing with useful hall storage, and three-piece family bathroom with over-bath shower.

This lovely home further benefits from gas central heating, double glazing, private parking, and enclosed garden with lawn area, and timber garden shed.

2



1



2



















Ground Floor

1st Floor



This Floorplan Is Intended To Give An Indication Of The Layout Only.

## LOCAL AUTHORITY

South Lanarkshire

## TENURE

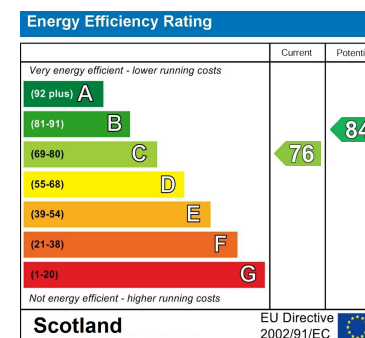
Freehold

## COUNCIL TAX BAND

E

## VIEWINGS

By prior appointment only



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



## OFFICE ADDRESS

9 Townhead Street  
Strathaven  
ML10 6AB

## OFFICE DETAILS

01357 510088  
judithmcgill@cruive-  
estateagents.co.uk